



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 47

Comm #: 54944-9460-36
BRRTS #: 02-45-276018
Site Name: Fannin Oil Bulk Plant
Site Address: 336 Lincoln St, Hortonville, 54944

Site Manager: Tom Sturm
Address: 647 Lakeland Rd
City, State Zip: Shawano, WI 54166-3843
Phone: 715-526-4230
e-mail: thomas.sturm@wisconsin.gov

Bid Manager: Robert H. Klauk
Address: 2129 Jackson Street
City, State Zip: Oshkosh, Wisconsin 54901-1805
Phone: (920) 424-0046
e-mail: Robert.Klauk@Wisconsin.Gov

Bid-Start Date:	January 22, 2007
Questions must be received by (See Section 2 (B)):	February 5, 2007, 4:00 PM
Responses will be posted by (See Section 2 (B)):	February 23, 2007
Bid-End Date and Time:	March 9, 2007, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Digital Printing Innovations-Oshkosh, 304 High Ave, Oshkosh, WI 54901
Phone: (920) 235-1800 Fax: (920) 235-6449

SECTION 2 – Site-Specific Bid Requirements

General Comments:

The former Fannin Oil Bulk Plant is located at 336 Lincoln Street, in Hortonville. The plant has operated since at least the 1920's and was decommissioned in 2001. At the time of the decommissioning, the plant consisted of six above ground storage tanks (ASTs) containing unleaded gasoline, diesel fuel and fuel oil. The site is bordered to the east by the former Schwan Oil Company site, where a release has been documented. A site investigation has not been conducted for the Schwan site and an affidavit has been filed on the deed. Schwan contamination may be commingling with the Fannin release; commingling has not been verified because access to the Schwan site has not been obtained due to escheat issues.

Generally, soil on-site consists of less than one foot to almost 13 feet of silty clay glacial till overlying dolomite bedrock. Interbedded sand was encountered in some borings. At boring B700, bedrock is greater than 14.5 feet below ground surface (bgs). Shallow groundwater has been measured from less than three to more than nineteen feet bgs, with flow generally to the south.

Soil contamination exceeding the Wisconsin Administrative Code (WAC) chapter NR 746 Table 2 concentration for benzene is present in the vicinity of HB-1. A groundwater contamination plume extends over most of the site.

Minimum Remedial Requirements:

Excavate and dispose of approximately 500 tons of petroleum-contaminated soil to a maximum depth of four feet bgs or to bedrock. The area to be excavated is depicted by the cross hatching on Figure 1. The concrete saddles for the ASTs have been removed. The excavation is to be backfilled with clean fill. A total of ten confirmation samples are to be collected from the side walls and floor of the excavation where bedrock was not encountered. Samples are to be laboratory analyzed for petroleum volatile organic compounds (PVOC) and naphthalene. Disposal documentation is to be provided.

Sample monitoring wells MW100 through MW400, MW800, MW900 and MW3000 and piezometers PZ500 and PZ900 for laboratory analysis of PVOC and naphthalene for four quarters. During the second quarterly monitoring event, all monitoring wells are only to be sampled for laboratory analysis PVOC and naphthalene event. As part of quarterly sampling, groundwater levels are to be measured in all monitoring wells. First sampling event is to occur 30 days after completion of excavation and disposal of contaminated soil.

Groundwater analytical results and elevations are to be reported in tabular format. Updated groundwater flow maps are to be submitted to the DNR and Commerce quarterly and as dictated in bid document section 2A(3). Please submit the results using the Commerce Web reporting application available at <http://commerce.wi.gov/ER/ER-PECFA-SiteReporting.html>.

Analytical results are to be analyzed for trends after the second sampling event using the Mann-Kendal statistical test. If results indicate a stable or decreasing

trend, a closure request is to be submitted. If results indicated closure is not warranted, the two additional quarterly sampling events are to be conducted.

Following the completion of all monitoring activities, dispose of all purge water generated; disposal documentation is to be provided.

Costs to submit a closure request (including all correspondence with respect to off-site contamination), a soil and groundwater GIS Registry packet, groundwater monitoring well abandonment and PECFA claim preparation are to be included with the bid.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in

this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Fannin Oil Bulk Plant

COMMERCE #: 54944-9460-36

BRRTS #: 02-45-276018

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
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Department of Commerce PECFA Program

SITE NAME: Fannin Oil Bulk Plant

COMMERCE #: 54944-9460-36

BRRTS #: 02-45-276018

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Excavate and dispose of 500 tons of contaminated soil and backfill	\$	
	Per ton \$_____ x 500 tons		
2	Sample & lab analysis-soil confirmation (PVOC + naphthalene)	\$	
	Per sample \$_____ x 14 samples		
3	Sample & lab analysis for 9 monitoring points (PVOC + naphthalene) Per event \$_____ x 3 events	\$	
4	Sample & lab analysis for 11 monitoring points – one event	\$	
5	Measure water levels in 11 wells		
	Per event \$_____ x four events	\$	
6	Correspondence/reporting	\$	
7	Coordination and disposal of purge water	\$	
8	Final closure and GIS package	\$	
9	Well & piezometer abandonment (11)	\$	
7	PECFA Claim Preparation	\$	
8	Total Bid Amount	\$	

BID RESPONSE

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Department of Commerce PECFA Program

SITE NAME: Fannin Oil Bulk Plant

COMMERCE #: 54944-9460-36

BRRTS #: 02-45-276018

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be stapled together. No paper clips or spiral bindings please.